

Sandwell Metropolitan Borough Council

15 October 2019

Subject:	Proposals to depart from the Local Plan at Powke Lane Open Space, Rowley Regis
Director:	Amy Harhoff – Director - Regeneration and Growth - Neighbourhoods
Contribution towards Vision 2030:	 
Contact Officer(s):	William Stevens – Senior Planner William_stevens@sandwell.gov.uk

DECISION RECOMMENDATIONS

That:

1. An exception to the Local Plan be allowed in respect of planning application DC/18/62046 to support the construction of a new cemetery in Rowley Regis to include; site remediation, widening of existing access off Powke Lane; office building and operational yard, parking, CCTV, lighting, landscaping and other associated site and access improvement works on part of Powke Lane Open Space, rear of 55-91 (odds) Powke Lane, Rowley Regis.

1 PURPOSE OF THE REPORT

- 1.1 At the meeting of the Planning Committee held on 3rd October 2018, consideration was given to planning application DC/18/62046 which sought approval for the construction of new cemetery including; site remediation, widening of existing access off Powke Lane; office building and operational yard, parking, CCTV, lighting, landscaping and other associated site improvement works on part of Powke Lane Open Space.

- 1.2 At this meeting, the Planning Committee approved the planning application, subject to the application being referred to Full Council as a departure from the Local Plan.
- 1.3 The site is currently allocated as Public Open Space within the Council's adopted Site Allocations and Delivery Development Plan Document. It is necessary for the Council to consider whether or not to grant an exception to its policy to allow the application to proceed

2 IMPLICATIONS FOR VISION 2030

- 2.1 Implications contained within this report support Sandwell's 2030 Vision Ambition 8 – Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose to bring up their families.
- 2.2 The development of a new cemetery in Rowley Regis also supports Ambition 10 – Focussing on what matters in people's lives.

3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 The applicant proposes to construct a new cemetery including; site remediation, widening of existing access off Powke Lane; office building and operational yard, parking, CCTV, lighting, landscaping and other associated site improvement works on part of Powke Lane Open Space .
- 3.2 Planning Committee are of the opinion that the proposal is satisfactory to justify a departure from Public Open Space that would enhance the area, whilst keeping the majority of Public Open Space unchanged for the enjoyment of the adjacent community, whilst providing a much need service.

4 THE CURRENT POSITION

- 4.1 The application has been approved by Planning Committee and awaits the consent of Full Council.

5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)

- 5.1 The original planning application was publicised by neighbour notification letters, and by press and site notices. 24 objections were received including two petitions of objection, one written and one electronic totalling 419 and 392 signatures respectively.

6 ALTERNATIVE OPTIONS

6.1 Refusal of the application is an option.

7 STRATEGIC RESOURCE IMPLICATIONS

7.1 The proposal is on Council owned land, and the proposed site would be run by Council services.

8 LEGAL AND GOVERNANCE CONSIDERATIONS

8.1 The Planning Committee has delegated powers to determine planning applications within current Council policy. The decision to grant permission for this proposal would be contrary to the Council's Site Allocations and Delivery Development Plan Document. Consequently, the Committee has referred the application to the Council to consider whether an exception to the Local Plan should be granted.

9 EQUALITY IMPACT ASSESSMENT

9.1 None Relevant.

10 DATA PROTECTION IMPACT ASSESSMENT

10.1 The planning application and accompanying papers are a public document. Personal details held on file should be redacted before publication or distribution.

11 CRIME AND DISORDER AND RISK ASSESSMENT

11.1 None Relevant.

12 SUSTAINABILITY OF PROPOSALS

12.1 The proposal is considered to be sustainable within the context of the National Planning Policy Framework.

13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

13.1 None.

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

14.1 The proposal relates to Council owned land.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

15.1 Planning Committee is of the opinion that a cemetery and associated works would be suitable in this location.

16 BACKGROUND PAPERS

16.1 Planning application DC/18/62046.

17 APPENDICES:

None

**Amy Harhoff – Director of Regeneration and Growth –
Neighbourhoods**